

Rec'd for Record

Nov. 13 1978

BOOK 1087 PAGE 520

12605

VA Form 26-6318c (Home Loan)
Jul 1977. Use optional.
Section 1810, Title 38 U.S.C.
Acceptable to Federal National
Mortgage Association.

BOOK

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MARYLAND

PURCHASE MONEY DEED OF TRUST

THIS DEED, made this 9th day of November, 1978, by and between

Henry Edward Wilkens, Jr.

party of the first part, and William S. Steed and Charles M. Janes, Trustees,
as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto

Steed Mortgage Company

under the laws of the State of Maryland, in the principal sum of Forty-Seven Thousand
Five Hundred and 00/100 Dollars (\$47,500.00), with interest from date at
the rate of Nine & one-half per centum (9.50 %) per annum on the unpaid balance until paid,
for which amount the said party has signed and delivered a certain promissory note bearing even date here-
with and payable in monthly installments of Three Hundred Ninety-Nine & 48/100 Dollars
(\$399.48), commencing on the first day of January, 1979, and continuing on the
first day of each month thereafter until the principal and interest are fully paid, except that the final pay-
ment of principal and interest, if not sooner paid, shall be due and payable on the first day of December
2008.

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and in-
terest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in
respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or
substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity
which may arise in respect to this trust or the property hereinafter mentioned, and of all money
which may be advanced as provided herein, with interest on all such costs and advances from the
date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of
the premises, and of one dollar, lawful money of the United States of America, to Henry Edward
Wilkens, Jr. in hand paid by the party of the second part, the
receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted
and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its succes-
sors and assigns, the following-described land and premises, situate in the county of Frederick and
State of Maryland, to wit: All that lot or parcel of land situate, lying and being in or near
the Village of Shookstown, Braddock Election District, Frederick County, Maryland,
containing 1.26 acres, more or less, and being more particularly described as
follows: Being Parcel 'B' of two parcels of land as laid out by a survey made by
Wm C. Humm on the 29th day of February, 1956, and BEGINNING for the same
at a locust fence post on the northeast side of the Shookstown Road at the north-
west corner of the lot now owned by Daniel R. Grove, and running thence by and
with the Shookstown Road (1) N 23° W 198 feet to a stake now planted; thence
leaving the road and running by and with a line of division now made between
Parcels A and B (2) N 60° E 292 feet to a stake now planted in the east line of the
whole tract; thence by and with the aforesaid east line of the whole tract (3) S
15° E 205 feet to the south line of the whole tract; thence by and with the aforesaid
south line of the whole tract (4) S 59½° W 262.5 feet to the point of beginning.

In the event this loan is not insured/guaranteed by the Veterans Administration
within ninety (90) days after settlement, entire loan may be declared due and
payable at the option of the lender.

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and
claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the
said land and premises; and all fixtures now or hereafter attached to or used in connection with the prem-
ises herein described and in addition thereto the following described household appliances, which are, and
shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebted-
ness herein mentioned; range, dryer